

**Stanhope Land Use Board
July 14, 2014
Regular Meeting
Minutes**

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Meeting was forwarded to the New Jersey Herald and Daily Record on January 14, 2014 and was placed on the municipal bulletin board.

In the event the Board has not addressed all the items on its agenda by 11:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place, within ten (10) days of this meeting.

At this time, please turn off all cell phones.

ROLL CALL:

Michael Depew - present	Thomas Pershouse – absent
John Rogalo – absent	Joseph Torelli - present
Rosemarie Maio – present	Michael Vance - absent
Andrew Orinick, Alt # 1 - present	Paula Zeliff-Murphy - present
	John Maguire – present

Others present: Board Attorney Roger Thomas and Board Secretary Ellen Horak

MINUTES

May 12, 2014 Regular Meeting– On motion by Ms. Zeliff-Murphy, seconded by Mr. Depew, the Minutes of the May 12, 2014 meeting were approved on unanimous voice vote.

CORRESPONDENCE

05/20/14 New Jersey Planning Officials – NJ Planner (March/April)
06-09-14 Roger Thomas, Esq. – Resolution of Memorialization re: Milanovic, Blk 11006, Lot 12
07-07-14 Reginald Jenkins – Request to carry CBS Hearing to Sept. meeting

On motion by Ms. Zeliff-Murphy, seconded by Mr. Torelli, and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items.

Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

RESOLUTION OF MEMORIALIZATION

14-03, Goran Milanovic

Block 11006, Lot 12 Variance Application

Approval Granted: 05/12/14

Chairman Maguire noted the Board received a copy of the Resolution of Memorialization. Ms. Zeliff-Murphy questioned paragraph 3 on page 5. The minutes imply an engineer is to provide a drainage plan; however the resolution does not indicate the drainage plan is to be prepared by an engineer. Attorney Thomas will revise the resolution to indicate that the drainage plan must be acceptable to the Board Engineer and any such plan must be prepared by a certified engineer. Mr. Milanovic, present in the public, stated the drainage plan he will be submitted was prepared by Thomas Aht, a certified engineer. Mayor Maio said the minutes state the drainage plan is to be accepted by the Board Engineer and reviewed and approved by the Borough Engineer. Attorney Thomas will revise the resolution to reflect the discussion as outlined in the minutes. Ms. Zeliff-Murphy also noted the language in paragraph 3 on page 2 should be clarified. The architectural plan shows the second floor having 4 bedrooms and two baths. Attorney Thomas will revise the language to read "three bedrooms" as opposed to "third bedroom" as written. Mr. Torelli noted the first full paragraph on page 3 leaves a question on who is responsible for the connection of the sump pump drain to the stormwater system in the roadway. Chairman Maguire stated it would be the homeowner's responsibility. Attorney Thomas will revise the resolution to add language indicating the homeowner's responsibility.

On motion by Mr. Torelli, seconded by Mr. Depew and carried by the following unanimous roll call vote, the Resolution of Memorialization, as amended, granting the variance application of Goran Milanovic for Block 11006, Lot 12 was adopted.

AFFIRMATIVE: Mr. Depew, Mr. Orinick, Mr. Torelli, Ms. Zeliff-Murphy, Chairman Maguire
OPPOSED: None
ABSTENTIONS: None

(Mayor Maio was not eligible to vote.)

NEW HEARINGS:

14-01, CBS Outdoor, LLC

Block 11701, Lot 11 "D" Variance

Deemed Complete: 02/10/14

120 days: 06/10/14 (Extension Granted)

Chairman Maguire noted the applicant has requested the hearing be carried to the September meeting. The applicant is aware they must re-notice. The applicant indicated they are having difficulty getting a response from the owner in order to address some of Engineer Golden's comments. Mr. Torelli asked how long an applicant can carry a hearing. Attorney Thomas responded it is the Board's decision on how many extensions to grant. The Board can grant the extension or dismiss the application without prejudice. The Board discussed the number of extensions granted and agreed that any extension past the September meeting will not be granted. The Board Secretary will inform the applicant that there will be no further extensions granted and that the Borough will take such action as may be necessary after the September meeting, if the hearing is not held at the September meeting.

NEW BUSINESS

2015 Meeting Time: Chairman Maguire questioned if the Board would be in favor of changing the meeting time next year from 7:30 p.m. to 7:00 p.m. The Board agreed to change the meeting time to 7:00 p.m. There was discussion on whether to wait until 2015, or to begin the new time with the

August meeting. The Board agreed to change the meeting time for the remainder of this year. The Board Secretary will send the required legal notice to the newspapers.

BILLS:

Golden & Moran

05/14/14	Re: Milanovic	\$550.00
05/22/14	Re: Milanovic	\$100.00
06/10/14	Re: Milanovic	\$ 50.00

Dolan & Dolan

01/30/14	Re: LUB General (Lenape Valley)	\$255.64
04/30/14	Re: Milanovic	\$129.64
04/30/14	Re: CBS Outdoor, LLC	\$129.64
04/30/14	Re: Race	\$129.64

John Cilo Jr. Associates Inc.

06/10/14	Re: CBS Outdoor, LLC	\$110.00
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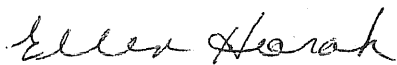
On motion by Ms. Zeliff-Murphy, seconded by Mr. Torelli, the aforesaid bill was approved on the following unanimous roll call vote:

AFFIRMATIVE: Mr. Depew, Mayor Maio, Mr. Orinick, Mr. Torelli, Ms. Zeliff-Murphy,
Chairman Maguire
OPPOSED: None
ABSTENTIONS: None

ADJOURNMENT:

On motion by Mr. Torelli, seconded by Ms. Zeliff-Murphy, it was the consensus of the Board to adjourn the meeting at 7:50 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary

